113.0	0003	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	627,100 /	627,100
					USE VALUE:	627,100 /	627,100
					ASSESSED:	627,100 /	627,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOLEY KAREN A
Owner 2:	
Owner 3:	
Street 1:	146 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5369.000	220,300		406,800	627,100
Total Card	0.123	220,300		406,800	627,100
Total Parcel	0.123	220,300		406,800	627,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.25 | /Parcel: 533.25

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71852
GIS Ref	
GIS Ref	
Insp Date	08/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	220,300	0	5,369.	406,800	627,100		Year end	12/23/2021
2021	101	FV	214,000	0	5,369.	406,800	620,800		Year End Roll	12/10/2020
2020	101	FV	214,100	0	5,369.	406,700	620,800	620,800	Year End Roll	12/18/2019
2019	101	FV	191,900	0	5,369.	400,900	592,800	592,800	Year End Roll	1/3/2019
2018	101	FV	191,900	0	5,369.	308,000	499,900	499,900	Year End Roll	12/20/2017
2017	101	FV	191,900	0	5,369.	290,500	482,400	482,400	Year End Roll	1/3/2017
2016	101	FV	191,900	0	5,369.	267,300	459,200	459,200	Year End	1/4/2016
2015	101	FV	181,300	0	5,369.	249,900	431,200	431,200	Year End Roll	12/11/2014

!8740!

PRINT

Date	Time
12/30/21	07:50:32

LAST REV

Date	Time
08/28/18	11:44:54
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8740

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY MARIE A	28732-94		6/22/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	71852
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	CC	Chris C
3/9/2009	Measured	372	PATRIOT
2/7/2000	Measured	263	PATRIOT
9/2/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5369		Sq. Ft.	Site		0	70.	1.08	6									406,750						406,800	

Total AC/HA:	0.12326	Total SF/SM:	5369	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	406,750	Spl Credit		Total:	406,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	178.163
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319271
Depreciation:	98974
Depreciated Total:	220297

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

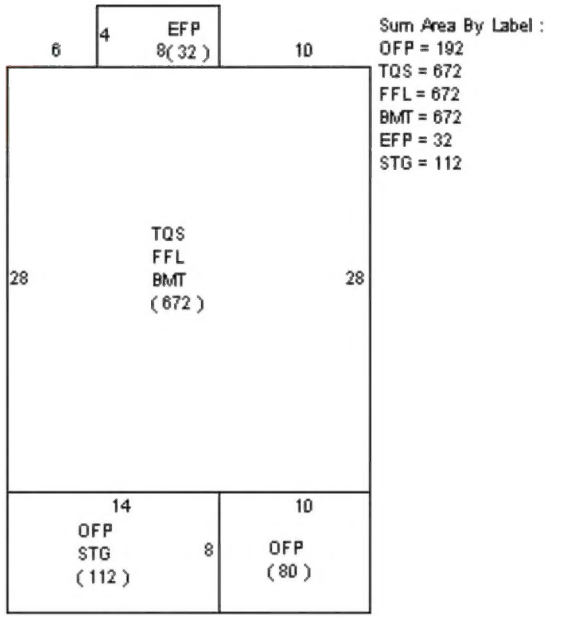
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	53.450	35,918
FFL	First Floor	672	178.160	119,726
TQS	3/4 Story	504	178.160	89,794
OFP	Open Porch	192	24.530	4,710
STG	Storage	112	7.610	852
EFP	Enclos Porch	32	70.970	2,271

Net Sketched Area:	2,184	Total:	253,271
Size Ad	1176	Gross Area	2352	FinArea	1176
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.16
Special Features:	0	Val/Su Net:	100.87
Final Total:	220300	Val/Su SzAd	187.33

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	